



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 21, 2014
1404-PUD-05
Exhibit 1

Petition Number: 1404-PUD-05

Subject Site Address: Generally located east of Casey Road and north of State Highway 32 ("SR 32") (the "Property")

Petitioner: Redwood Acquisition, LLC

Representative: Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP

Request: Redwood Acquisition, LLC requests an amendment to the Springmill Trails PUD to permit polymeric cladding as an approved exterior material for single family attached or multi-family homes constructed on approximately 20 acres+/- of the Mixed-Use District within the Springmill Trails PUD District.

Current Zoning: Springmill Trails PUD

Current Land Use: Agricultural

Approximate Acreage: 20 acres +/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Amendment
4. Proposed siding material: Everlast
5. Springmill Trails PUD (Ord 11-19), Approved 9/12/2011.

Staff Reviewer: Ryan P. Clark, Associate Planner

Petition History

This petition was introduced at the March 10, 2014 City Council meeting and received a public hearing at the April 7, 2014 Advisory Plan Commission (the "APC") meeting.

Procedural

- Amendments to PUD ordinances are required to be considered at a public hearing. The public hearing for this petition will be held on April 7, 2014 at the APC meeting.
 - Notice of the April 7, 2014 public hearing was provided in accordance with the APC Rules of Procedure.
 - The recommendation from the APC to the City Council may be made at the April 21, 2014 APC meeting.
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Project Overview

Project Location

The subject property is located on approximately twenty (20) acres just east of Casey Road and north of SR 32 in the Mixed Use District of the Springmill Trails Planned Unit Development (“PUD”). The Property is bordered by the Spring Orchard subdivision to the north, agricultural property to the east, and unimproved areas of the Spring Mill Trails PUD Mixed Use District to the south and west.

Project Description

The Petitioner is proposing to modify the building materials section of the Mixed Use district (Section 4.5.J.2) to permit Polymeric Cladding (e.g. Norandex Everlast) as an approved exterior building material for the Property. Currently, the ordinance requires thirty (30%) percent of all exterior building materials to be masonry with the remaining exterior building materials to be either masonry or natural materials. The request would permit Polymeric Cladding with a minimum thickness of 0.22” and an applied exposure of least 6 7/8” to be an additional exterior building material for the remaining exterior elevation not required to be masonry.

The Petitioner is also proposing to modify the bicycle parking facility requirement of one (1) bicycle per three (3) dwelling units to be met by the attached garages in multi-family dwellings.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

When the Springmill Trails PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The general area near SR 32 is identified as Regional Commercial on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The Springmill Trails PUD identifies that same area as a Market Center, Commercial, and Mixed Use development.

Westfield Thoroughfare Plan

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the adjacent segment of Casey Road as a Local Street.

Water & Sewer System

Water and sewer services are available adjacent to the site.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

See public policy above.

2. Current conditions and the character of current structures and uses.

The property is currently undeveloped but borders single family residential houses to the north.

3. The most desirable use for which the land is adapted.

The property has already been zoned and the proposal does not modify land use.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal would have a neutral or positive impact on property values throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth.



Staff Comments

1. If the APC is satisfied with the proposal as presented, then forward 1404-PUD-05 to the City Council with a favorable recommendation.
2. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at (317) 674-6599 or rclark@westfield.in.gov.